

PB# 01-33

**Rottinger
(Sub.)**

32-2-105

ROTTINGER SUBDIVISION -- MT. AIRY ROAD
2 RESIDENTIAL LOTS (MARTI)

01-33

TOWN OF NEW WINDSOR
PLANNING BOARD

APPROVED COPY

DATE: 6-7-01

Map Number 114-01 City 1
Section 32 Block 2 Lot 105 Town 1 Village 1 New Windsor

Title: Rottinger

Dated: 5-10-01 Rev. 6-8-01
Filed

Approved by James ~~Sherman~~ Sherman
on 6-7-01

Record Owner Jan Rottinger et al

DONNA L. BENSON
Orange County Clerk

(3 Sheets)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/06/2001

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LISTING OF PLANNING BOARD **FEES**
RECREATION

FOR PROJECT NUMBER: 1-33

NAME: ROTTINGER MINOR SUBDIVISION

APPLICANT: ROTTINGER, JEAN ET AL

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/29/2001	TWO LOT REC FEE	CHG	1000.00		
06/05/2001	REC. CK. #2081	PAID		1000.00	
			-----	-----	-----
		TOTAL:	1000.00	1000.00	0.00



PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/06/2001

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LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 1-33
NAME: ROTTINGER MINOR SUBDIVISION
APPLICANT: ROTTINGER, JEAN ET AL

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/26/2001	REC. CK. #2149	PAID		300.00	
05/09/2001	P.B. ATTY. FEE	CHG	35.00		
05/09/2001	P.B. MINUTES	CHG	22.50		
05/23/2001	P.B. ATTY. FEE	CHG	35.00		
05/23/2001	P.B. MINUTES	CHG	18.00		
05/29/2001	P.B. ENGINEER FEE	CHG	229.50		
06/05/2001	REC. CK. #2487	PAID		40.00	
		TOTAL:	340.00	340.00	0.00

To close escrow.



P.B.#01-33
Approval fee

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#522-2001

06/06/2001

Rottinger, Jean

**Received \$ 265.00 for Planning Board Fees on 06/06/2001. Thank you for stopping
by the Town Clerk's office.**

As always, It is our pleasure to serve you.

Deborah Green
Town Clerk

PUBLIC HEARING:

ROTTINGER SUBDIVISION - MT. AIRY ROAD

Mr. Craig Marti appeared before the board for this proposal.

MR. PETRO: Proposed 3 lot subdivision for proposed single family dwelling. Plan proposed at the 9th of May, 2001 planning board meeting. And obviously, he's here tonight for a public hearing. Bring it back around to us first, board reviews it and we'll open it up to the public.

MR. MARTI: For the record, my name is Craig Marti, I'm with the engineering firm of Valdina and Marti Engineering. The project I'm presenting here tonight is a residential subdivision of the Rottinger parcel located at the intersection of Mt. Airy Road and Moores Hill Road. The parcel's currently 36.4 acre parcel of land that the Rottingers wish to subdivide the land, subdivide two lots, two residential lots from that, both of which will be one acre in size. Both lots have been designed to meet the Town of New Windsor zoning code requirements. Both lots will be served by on-site septic systems. The lot on Mount Airy Road will be served by municipal water and lot on Moores Hill Road will require on-site well. And I have received copy of the comments from your consulting engineer. The comments are pretty straightforward. Only request is that the final plan be stamped by a licensed surveyor as well as myself as the engineer. If there's no further concerns with the board or concerns which arise from the public, I wish to respectfully request you consider approving the subdivision.

MR. PETRO: Lot number one we have from highway that lot number one requires 15 inch culvert pipe under the driveway. Are you familiar with that?

MR. MARTI: I hadn't received that but I can easily add that.

MR. PETRO: What's there now?

MR. MARTI: There's no driveway existing, there's a culvert under the adjoining driveway there, I can add that.

MR. PETRO: He's informed me that Town Code is 15 inch so that's what you're going to need.

MR. MARTI: That's fine.

MR. MARTI: Do they have a preference of material, CMP versus plastic?

MR. EDSALL: Plastic, if there's adequate cover.

MR. PETRO: How about lot number 2?

MR. MARTI: The topo on lot 2 is, I believe it's such that it can be installed, I'll doublecheck it, if it's warranted, I can discuss it.

MR. PETRO: Only asking for it on lot number 1.

MR. MARTI: I'll doublecheck lot number 2.

MR. PETRO: We'll make it a condition of approval and leave it. Let's open it up to the public. On the 11th day of May, 2001, 16 addressed envelopes were mailed out for the notice of public hearing. Is there anyone here to speak on behalf of this application, please be recognized by the Chair, come forward, state your name and address and your comments. Anyone here would like to speak on behalf of this application? Also, let the minutes reflect that Mr. Krieger is now with us and the Chair not seeing any hands will take a motion to close the public hearing.

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the Rottinger minor subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: I'll also take a motion to declare negative dec under the SEQRA process.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Rottinger minor subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Mark, any other, I see you really don't have any other outstanding comments, other than the note on lot 2 has been limited to 3 bedroom residence which he has and Mr. Marti alluded to the fact that you wanted something else earlier.

MR. EDSALL: Just the final plan being stamped by a licensed surveyor. Other than that, Mr. Chairman, I think the only procedural item left is the closing of SEQRA.

MR. PETRO: We did.

MR. EDSALL: You got the negative dec in? I'm sorry then, I was looking at this. Other than that, I think you're all done.

May 23, 2001

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MR. PETRO: Anything else? You can make a motion for final approval, I'll do the subject-to's..

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Rottinger subdivision on Mount Airy Road subject to the plan showing 15 inch culvert under lot number 1 and as Mr. Edsall just said to have a licensed surveyor stamp the plans before obviously any building permits go out. Any further discussion from any of the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

REGULAR ITEMS:

ROTTINGER SUBDIVISION (01-33)

Mr. Craig Marti appeared before the board for this proposal.

MR. PETRO: Proposed two lot residential subdivision, application proposes subdivision of a 36.4 acre parcel into three single family residential lots. Okay.

MR. MARTI: Good evening, for the record, my name is Craig Marti with the firm of Marti and Valdina in Newburgh. The parcel in question here is being presented tonight consists of 36.4 acre lot as described. The proposal is to subdivide actually 36.4 acres which lies on two sides of Mt. Airy Road and Moores Hill Road intersection. It's designated as one tax parcel at this time 36.4 acres. Proposal is to break 2 one acre lots from each portion or each parcel of the property, one lot, one's designated on the map and will have access from Mt. Airy Road, that lot has been designed in accordance with the current Town zoning regulations. It will be served by on-site septic which has been designed to accommodate a four bedroom house and will be served by municipal water system, the main which runs along Mount Airy Road. Lot 2, which is a proposed new lot, will be located with frontage along Moores Hill Road. The lot has again been designed in conformance with the zoning with the on-site water and septic, actually the septic system has been designed in this case to accommodate a three bedroom house with a proposed well location in the rear portion of the lot to accommodate separation distances between the septic and water supply. If the board has any questions, I'd entertain them.

MR. PETRO: Creating two new lots?

MR. MARTI: Yes.

MR. PETRO: Remaining lot will be one?

MR. MARTI: Remaining lots of Rottinger, if you wish to consider that a third lot, we have labeled it as

remaining lands.

MR. PETRO: You already have the existing house so we're not plotting that and the other two lots are the ones you have surrounded in green?

MR. MARTI: Yes.

MR. LANDER: So you're breaking off how many acres, three acres?

MR. MARTI: Two 1 acre lots and the 34.4 acre residual parcel.

MR. PETRO: That's the old farm there, Mr. Fusco, I think, is that right?

MR. MARTI: Right at the intersection with DeRosa.

MR. LANDER: What's directly behind this lot 2, is that Brown's Pond or--

MR. MARTI: Yes, there's another residence here to the southwest, per se, of the lot 2 and then the property which is labeled as City of Newburgh is lands which adjoin the Brown's Pond area.

MR. LANDER: Watershed.

MR. PETRO: Town water is approved on 4/27/2001.

MR. LANDER: Are you going to use, I see wells on here, proposed well on lot 2 and you've got sanitary on here, so you're not using Town water?

MR. MARTI: The Town water is installed along Mt. Airy Road. There's no Town water along Moores Hill Road in this section, it's been installed like from the 207 area up along Moores Hill Road to the point just prior to the aqueduct crossing. So there's a gap along Moores Hill Road between the aqueduct and Mount Airy Road because of the distance of getting from Mt. Airy Road to the proposed lot we're proposing on-site well.

MR. LANDER: So you're going to have on-site wells just

on lot 2?

MR. MARTI: Yes, we'll serve municipal water connection on lot 1.

MR. KARNAVEZOS: Does lot 1 also have septic there too or no?

MR. MARTI: Yes, this will be on-site septic.

MR. KARNAVEZOS: Mike, does this sewer line go passed that?

MR. BABCOCK: Sewer line stops right at the aqueduct right by your house.

MR. PETRO: Fire approval on 4/27/2001. Motion for lead agency?

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Rottinger minor subdivision on Mount Airy Road and Moores Hill Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. LANDER: Let me ask you a question, Mr. Marti, is there any reason right next to lot 2, the remaining lands of Rottinger, well, I guess to make lot 2 work but the design of the line we couldn't make it any straighter or see what I mean, it's a weird shaped lot.

MR. MARTI: The design considerations for that was to obtain the lot width per the zoning required lot width

for as much of the lot areas as possible. They were still looking at maintaining the minimum of one acre so we offset the existing property line and then we went from a current angle point or break point of that property line and I also need the additional lot depth so we can get the well to get separation from the septic.

MR. LANDER: Just weird the shape of that lot.

MR. MARTI: I agree.

MR. ARGENIO: What's that box to the right of that trapezoid shaped lot?

MR. MARTI: This is an existing residence.

MR. ARGENIO: It's a home?

MR. MARTI: Yes.

MR. PETRO: Do you have the proper side yard?

MR. MARTI: Yeah, that's an existing neighbor's property.

MR. LANDER: You have separation distance between the well and proposed sanitary?

MR. MARTI: Yes.

MR. PETRO: Public hearing, gentlemen?

MR. LANDER: Yeah, I think so. Are there any plans for, should we, for lack of a better term, lot 3 or you're not going to, just going to have that, should we have that labeled as remaining lands of Rottinger or should that be lot 3?

MR. EDSALL: It should really should be called lot 3 since the result is 3 building lots.

MR. MARTI: I have indicated that on the zoning table, I can just also indicate it on the plan itself as well, that's minor.

MR. PETRO: Motion to have a public helping.

MR. LANDER: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board have a public hearing for the Rottinger minor subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: You can schedule that once you're ready, Mr. Marti. Is there any other comments as far as the layouts or any technical--

MR. EDSALL: Just two things to adjust so the applicant's aware of it, there's a chance under Water District 13 that water may be extended down Moores Hill Road from Mt. Airy. I'm not quite sure of the disposition of that, but if I get new information, I'll share it with you. So they might not need to have the well that far back. Second item which Mike picked up sheets 2 and 3 identify the size of the houses based on the sanitary designs and lot 2 according to sheet 3 is a three bedroom.

MR. MARTI: There was a typo on the first sheet.

MR. EDSALL: If you look on sheet one, it says 4 so if you can fix that.

MR. MARTI: That's been corrected.

MR. EDSALL: Thanks.

MR. PETRO: Thank you.

CARPET MILL OUTLET LOT LINE CHANGE WITH KAUFMAN (01-18)

Mr. Gregory Shaw appeared before the board for this proposal.

MR. PETRO: This application is a proposed lot line change between the referenced lots. This application was previously reviewed at the 10 January, 2001 planning board meeting. Greg, we're taking from one lot adding to the other?

MR. SHAW: Correct, it's just that simple. Just to make some introductory remarks, I'm representing Bill Hildreth tonight of Grevas and Hildreth, he's the professional of record with respect to this lot line change and it only made sense because I'm doing the site plan presentation following this. What we're proposing is to take a 55 foot piece of land by approximately 195 feet which is on the north side of the Carpet Mill Outlet owned by Kaufman and bring it into the parcel of the Carpet Mill Outlet warehouse and showroom. I might point out to the board that while this is a site plan issue, this project did go before the Zoning Board of Appeals, all right, we got variances, two pertain to this particular application, that's the lot line change, that's the minimum lot area has been increased from 22,596 square feet now with the lot line change to 33,454 square feet and the difference we got a variance for, the minimum required is 40,000, we got a variance for 6,546 feet. The same with lot width, we're required to provide 200, we had 110 presently, we're increasing it to 165 with the lot line change and we did get a variance for the difference, that being 35 feet. So this lot should the board approve this lot line change will now be consistent with the zoning of the Town of New Windsor.

MR. PETRO: Everything on the map that was granted by the zoning board I'm sure?

MR. SHAW: With respect to the lot line change, yes, the site plan variances are listed on that drawing.

MR. PETRO: We need to assume lead agency. Can I have a motion?

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Carpet Mill Outlet Kaufman lot line change. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: I don't think we need a public hearing, I'm sure they had one at the zoning board.

MR. SHAW: Yes, we did.

MR. LANDER: Did anybody show up?

MR. SHAW: Just one gentleman.

MR. LANDER: Did he have anything to say or he just showed up?

MR. SHAW: No, he was an attorney representing the lands of Poly to the south of this project and he just wanted to make sure that the board was not granting any approvals that would affect the lands of Poly with respect to this application.

MR. PETRO: Motion to waive the public hearing?

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for

the Carpet Mill Kaufman lot line change.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Motion for final approval.

MR. ARGENIO: Can I ask one question, Mr. Shaw, where does the unpaved drive go? I'm just curious. To the right of your hand.

MR. SHAW: This unpaved drive, this is a drive that goes up to an old building that's no longer occupied on the lands of Kaufman. I'm aware of this because I did some work on that piece when it was proposed for senior citizen housing, it has no use right now. Mr. Kaufman's not retaining obviously any rights over it because you'll see in the next application that's where we're putting the building, so it's just an old dirt road.

MR. PETRO: Keep in mind we're going to review the site plan immediately after this, so we can hit everything but I am glad not that you interrupted me, but you broke my train of thought because we have to do a negative dec first. Motion for negative dec.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process. Is there any discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE

May 9, 2001

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MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Now we can go with the final.

MR. ARGENIO: Motion for final approval for the Kaufman Carpet Mill Outlet site plan.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Carpet Mill Outlet Kaufman lot line change. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. LANDER: To answer your question a little further, that dirt drive used to go up to the Stenglein farm homestead used to be on top of the hill, used to be a residence, garage, barn, it's part of that 30 acre piece that Mr. Kaufman owns.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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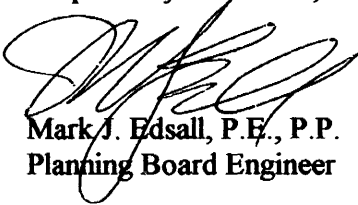
**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: ROTTINGER MINOR SUBDIVISION
PROJECT LOCATION: MT. AIRY RD. & MOORES HILL RD.
SECTION 32 – BLOCK 2 – LOT 105
PROJECT NUMBER: 01-33
DATE: 9 MAY 2001
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 36.4 +/-
ACRE PARCEL THREE (3) SINGLE-FAMILY RESIDENTIAL LOTS.
THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the R-1 Zoning District of the Town. The “required” bulk information on the plan is correct for the zone and use. The “provided” values on the plan indicate that each of the lots easily meets the minimum requirements.
2. The submittal includes sanitary disposal system designs for lots 1 and 2; lot 3 has an existing residence and has existing facilities. The designs appear appropriate based on the indicated soils data. It should be noted that lot 2 has been limited to a 3-bedroom residence.
3. The proposed lots anticipate connection to the Town water system. A review and approval from the Town water dept. is necessary.
4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
5. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
6. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

7. The applicant's consultant is reminded that subsequently submitted plans require the stamp and signature of a licensed surveyor, since this is a subdivision application.
8. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed appropriate by the Board.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW01-33-09May01.doc



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

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WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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e-mail: mheny@att.net

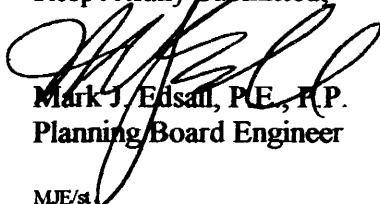
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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: ROTTINGER MINOR SUBDIVISION
PROJECT LOCATION: MT. AIRY RD. & MOORES HILL RD.
SECTION 32 – BLOCK 2 – LOT 105
PROJECT NUMBER: 01-33
DATE: 23 MAY 2001
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 36.4 +/-
ACRE PARCEL THREE (3) SINGLE-FAMILY RESIDENTIAL LOTS.
THE PLAN WAS PREVIOUSLY REVIEWED AT THE 9 MAY 2001
PLANNING BOARD MEETING. THE APPLICATION IS BEFORE THE
BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The property is located in the R-1 Zoning District of the Town. The “required” bulk information on the plan is correct for the zone and use. The “provided” values on the plan indicate that each of the lots easily meets the minimum requirements.
2. As noted in the previous review, the plans include sanitary disposal system designs which appear appropriate based on the indicated soils data. Again, note that lot 2 has been limited to a 3-bedroom residence.
3. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
4. Again, a licensed surveyor did not stamp the plan I received. The applicant’s consultant is reminded that subsequently submitted plans require the stamp and signature of a licensed surveyor, since this is a subdivision application.

Respectfully Submitted,



Mark J. Edsall, P.E., R.P.
Planning Board Engineer

MJE/st
NW01-33-09May01.doc

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/08/2001

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LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 1-33

NAME: ROTTINGER MINOR SUBDIVISION

APPLICANT: ROTTINGER, JEAN ET AL

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/07/2001	PLANS STAMPED	APPROVED
05/23/2001	P.B. APPEARANCE	ND:CLOSE PH APP CON
	. PUBLIC HEARING HELD - NO PUBLIC COMMENT - CLOSED PH - NEED	
	. 15" CULVERT ON LOT 1 - ADDRESS MARK'S COMMENTS - NEED	
	. SURVEYOR'S STAMP ON PLANS	
05/09/2001	P.B. APPEARANCE	LA:SET FOR PH
	. INDICATE REMAING LANDS AS "LOT 3" - SET UP FOR PH	
04/04/2001	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/08/2001

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-33

NAME: ROTTINGER MINOR SUBDIVISION
APPLICANT: ROTTINGER, JEAN ET AL

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	04/26/2001	EAF SUBMITTED	04/26/2001	WITH APPLIC
ORIG	04/26/2001	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	04/26/2001	LEAD AGENCY DECLARED	05/09/2001	TOOK LA
ORIG	04/26/2001	DECLARATION (POS/NEG)	05/23/2001	DECL NEG DEC
ORIG	04/26/2001	SCHEDULE PUBLIC HEARING	05/09/2001	SCHED PH
ORIG	04/26/2001	PUBLIC HEARING HELD	05/23/2001	HELD PH
ORIG	04/26/2001	WAIVE PUBLIC HEARING	/ /	
ORIG	04/26/2001	AGRICULTURAL NOTICES	05/10/2001	SENT NOTICES
ORIG	04/26/2001	BUILDING DEPT REFER NUMBER	/ /	

PLANNING BOARD
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--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/29/2001	SUB. APPROVAL FEE	CHG	265.00		
06/05/2001	REC. CK. #2082	PAID		265.00	
			-----	-----	-----
		TOTAL:	265.00	265.00	0.00

PLANNING BOARD
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FOR PROJECT NUMBER: 1-33
NAME: ROTTINGER MINOR SUBDIVISION
APPLICANT: ROTTINGER, JEAN ET AL

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/29/2001	SUB. APPROVAL FEE	CHG	265.00		
			-----	-----	-----
		TOTAL:	265.00	0.00	265.00

(3)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/30/2001

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FOR PROJECT NUMBER: 1-33

NAME: ROTTINGER MINOR SUBDIVISION

APPLICANT: ROTTINGER, JEAN ET AL

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DU
05/29/2001	TWO LOT REC FEE	CHG	1000.00		
			-----	-----	-----
		TOTAL:	1000.00	0.00	1000.00

(2)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/30/2001

PAGE:

LISTING OF PLANNING BOARD **FEE**
ESCROW

FOR PROJECT NUMBER: 1-33

NAME: ROTTINGER MINOR SUBDIVISION

APPLICANT: ROTTINGER, JEAN ET AL

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DU
04/26/2001	REC. CK. #2149	PAID		300.00	
05/09/2001	P.B. ATTY. FEE	CHG	35.00		
05/09/2001	P.B. MINUTES	CHG	22.50		
05/23/2001	P.B. ATTY. FEE	CHG	35.00		
05/23/2001	P.B. MINUTES	CHG	18.00		
05/29/2001	P.B. ENGINEER FEE	CHG	229.50		
		TOTAL:	340.00	300.00	40.00

(1)

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$

___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$

___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE....\$

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00

PRELIMINARY PLAT APPROVAL\$ 100.00

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 115.00

FINAL PLAT SECTION FEE.....\$ 100.00

BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$ 265.00

RECREATION FEES:

2 LOTS @ \$500.00 PER LOT\$ 1,000.00

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$

PLANNING BOARD ATTORNEY FEES.....\$

MINUTES OF MEETINGS.....\$

OTHER.....\$

PERFORMANCE BOND AMOUNT.....\$

4% OF ABOVE AMOUNT.....\$

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

2% OF APPROVED COST ESTIMATE:.....\$
(INSPECTION FEE)



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

|| Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mhenry@att.net

|| Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhpa@ptd.net

MEMORANDUM


(via fax)

29 May 2001

TO: MYRA MASON, PLANNING BOARD SECRETARY

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

**SUBJECT: ROTTINGER SUBDIVISION
NWPB APP. NO. 01-33**



The subject subdivision received conditional subdivision approval on 23 May 2001.

Two issues were discussed at the meeting. First, the driveways will need culverts (minimum 15" diameter). It is optional that these be shown on the plans. No bond is needed for these culverts. They will be handled as part of the Highway Work Permit.

The final plans submitted should have the stamp and signature of both a P.E. and a L.S.

Attached is our time printout such that you can close out the application.

Call if you have any questions.

AL CP 05/29/2001

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87.01

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

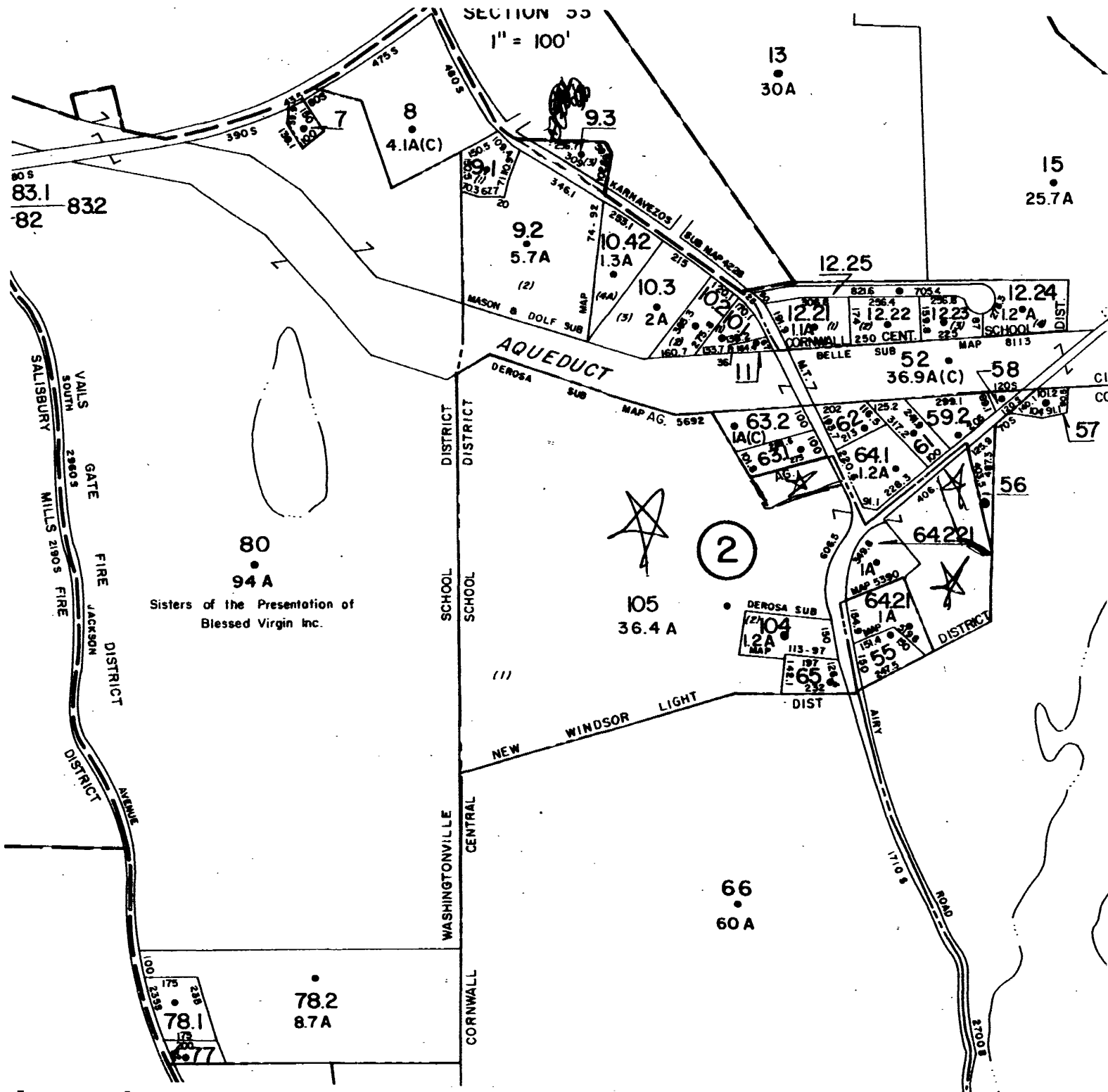
TASK: 33

FOR WORK DONE PRIOR TO: 05/29/2001

TASK NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	DOLLARS---		
									EXP.	BILLED	BALANCE
1-10	185.15	11-01/00	TIME	MJE	WS ROTTINGER - MT AIRY	85.00	0.40	34.00			
1-08	173470	02/07/01	TIME	MJE	WS ROTTINGER SUB MT AIR	85.00	0.40	34.00			
1-05	180215	04/04/01	TIME	MJE	WS ROTTINGER	85.00	0.40	34.00			
1-01	181768	05/08/01	TIME	MJE	MC ROTTINGER	85.00	0.60	51.00			
1-03	188001	05/23/01	TIME	MJE	MC ROTTINGER COND APP	85.00	0.10	8.50			
1-02	183702	05/23/01	TIME	MJE	MC ROTTINGER	85.00	0.40	34.00			
1-01	180135	05/29/01	TIME	MJE	MC Rottinger Closeout	85.00	0.40	34.00			
TASK TOTAL								229.50	0.00	0.00	229.50
GRAND TOTAL								229.50	0.00	0.00	229.50

TOTAL P.02

**PREVIOUS
DOCUMENT
IN POOR
ORIGINAL
CONDITION**

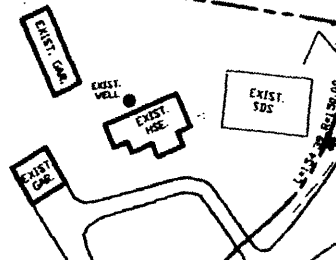
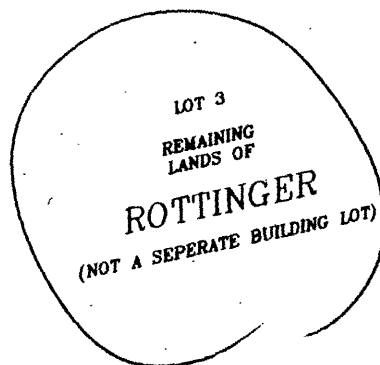
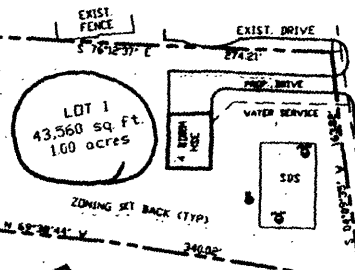


↑
Aqueduct

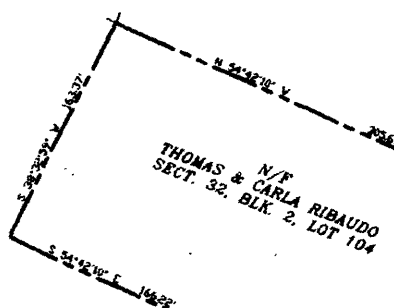
N/F
SALVATORE & MARY FUSCO
SECT. 32, BLK. 2, LOT 63.2

N/F
JEROME JR. & KAREN DORRY
SECT. 32, BLK. 2, LOT 63.1

MT. AIRY ROAD

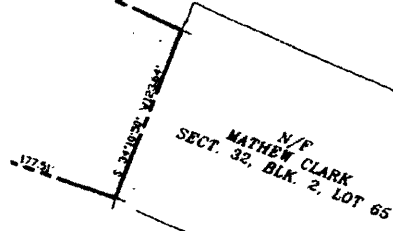


N/F
ROBERT JR. & JEAN ROTTINGER
SECT. 32, BLK. 2, LOT 64.221



N/F
THOMAS & CARLA RIBAUDO
SECT. 32, BLK. 2, LOT 104

N/F
MICHAEL C. CALVINO
SECT. 32, BLK. 2, LOT 64.221



N/F
MATHEW CLARK
SECT. 32, BLK. 2, LOT 65

AIRY ROAD



LOT 1
REMAIN
LANDS

ROTTIN

(NOT A SEPERATE

RESULTS OF P.B. MEETING OF: May 23, 2001

PROJECT: River Sub-Pub. Hear. P.B.# 01-33

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__
2. TAKE LEAD AGENCY: Y__ N__

M) (NS) A VOTE: A 5 N 0
CARRIED: YES ✓ NO__

M) __ S) __ VOTE: A__ N__
CARRIED: YES__ NO__

Close WAIVE PUBLIC HEARING: M) B S) A VOTE: A 5 N 0 Closed WAIVED: Y ✓ N__

~~SCHEDULE PH~~ Y__ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M) __ S) __ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M) __ S) __ VOTE: A__ N__ APPROVED: _____

M) (NS) A VOTE: A 5 N 0 APPROVED CONDITIONALLY: 5-23-01

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<u>No Public Comment</u>
<u>Lot #1 Needs 15" Culvert</u>
<u>Mark's Comments</u>
<u>Surveyor to stamp plans</u>

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/23/2001

PAGE: 1

STAGE:

LISTING OF PLANNING BOARD ACTIONS

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 1-33

NAME: ROTTINGER MINOR SUBDIVISION

APPLICANT: ROTTINGER, JEAN ET AL

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
05/09/2001	P.B. APPEARANCE	LA:SET FOR PH
	. INDICATE REMAING LANDS AS "LOT 3"	- SET UP FOR PH
04/04/2001	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/23/2001

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 1-33

NAME: ROTTINGER MINOR SUBDIVISION

APPLICANT: ROTTINGER, JEAN ET AL

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	04/26/2001	MUNICIPAL HIGHWAY <u>. LOT #1 WILL REQUIRE A 15" CULVERT PIPE UNDER DRIVEWAY</u>	05/10/2001	DISAPPROVED
ORIG	04/26/2001	MUNICIPAL WATER	04/27/2001	APPROVED
ORIG	04/26/2001	MUNICIPAL SEWER	/ /	
ORIG	04/26/2001	MUNICIPAL FIRE	04/27/2001	APPROVED
ORIG	04/26/2001	NYS DOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/23/2001

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-33

NAME: ROTTINGER MINOR SUBDIVISION

APPLICANT: ROTTINGER, JEAN ET AL

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	04/26/2001	EAF SUBMITTED	04/26/2001	WITH APPLIC
ORIG	04/26/2001	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	04/26/2001	LEAD AGENCY DECLARED	05/09/2001	TOOK LA
ORIG	04/26/2001	DECLARATION (POS/NEG)	/ /	
ORIG	04/26/2001	SCHEDULE PUBLIC HEARING	05/09/2001	SCHED PH
ORIG	04/26/2001	PUBLIC HEARING HELD	/ /	
ORIG	04/26/2001	WAIVE PUBLIC HEARING	/ /	
ORIG	04/26/2001	AGRICULTURAL NOTICES	05/10/2001	SENT NOTICES
ORIG	04/26/2001	BUILDING DEPT REFER NUMBER	/ /	

PLANNING BOARD : TOWN OF NEW WINDSOR
COUNTY OF ORANGE : STATE OF NEW YORK

In the Matter of Application for Site Plan/Subdivision of
Rottinger - 32-2-105

Applicant.

AFFIDAVIT OF
SERVICE
BY MAIL

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 350 Bethlehem Road, New Windsor, NY 12553.

On 5/11/01, I compared the 16 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason
Myra L. Mason, Secretary for
the Planning Board

Sworn to before me this

11th day of May, 192001

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified in Orange County
Commission Expires 10/30/ 2002

~~Notary Public~~



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

March 9, 2001

Frank J. Valdina, Jr.
4 Pleasant View Ave
Newburgh, NY 12550

Re: 32-2-105

Dear Mr. Valdina,

According to our records, the attached list of the property owners are within five hundred (500) feet of the above reference property.

Parcels marked with an asterisk (*) represent abutting parcels, two asterisks (**) represent parcels within an Agricultural District and three astrisks (***) represent that the parcel is both abutting and located within an Agricultural District.

Please be advised, that the subject parcel, 32-2-105 is also within an Agricultural District and has Agricultural Exemption.

The charge for this service is \$45.00, minus your deposit of \$25.00.

Please remit the balance of \$20.00 to the Town Clerk's Office.

Sincerely,

Leslie Cook
Sole Assessor

LC/bw
Attachments

CC: Pat Corsetti, ZBA
Myra Mason, PB

32-2-9.2

Herbert & Barbara Mason
120 Mt. Airy Road
New Windsor, NY 12553

32-2-58 ; 32-2-59.2

Frederick Petro
172 Moores Hill Rd
New Windsor, NY 12553 ✓

32-2-104

Carla & Thomas Ribaudo
212 Mt. Airy Rd
New Windsor, NY 12553 ✓

32-2-10.1

Andrea & Thomas Karnavezos
164 Mt. Airy Rd
New Windsor, NY 12553

32-2-61

Anna & Frank Vesely
178 Moores Hill Rd
New Windsor, NY 12553 ✓

33-1-21.4 ; 33-1-28

Katherine & Steven Weiner
159 Mt. Airy Rd
New Windsor, NY 12553

32-2-10.2

Carla Joy & Nickolas Karnavezos
158 Mt. Airy Rd
New Windsor, NY 12553

32-2-62 ;

Donna LaCatena & Paul Derosa
179 Mt. Airy Rd
New Windsor, NY 12553 ✓

32-2-64.1 *

32-2-57

Nancy & William Sarvis
167 Moores Hill Rd
New Windsor, NY 12553

32-2-10.3 ; 32-2-10.42

Sophia & Peter Karnavezos
150 Mt. Airy Rd
New Windsor, NY 12553

32-2-63.1

Karen & Jerome Dorry
182 Mt. Airy Rd
New Windsor, NY 12553 ✓

George J. Meyers, Supervisor

Town of New Windsor
555 Union Ave
New Windsor, NY 12553 ✓

32-2-11

George T. Colangelo
168 Mt. Airy Rd
New Windsor, NY 12553

32-2-63.2

Mary & Salvatore Fusco
178 Mt. Airy Rd
New Windsor, NY 12553 ✓

Debbie Green, Town Clerk

Town of New Windsor
555 Union Ave
New Windsor, NY 12553 ✓

32-2-12.21; 12.22; 12.23; 12.24; 12.25

Pierre P. Belle III
2 Belle Court
New Windsor, NY 12553

32-2-64.21

Michele Calvino
211 Mt. Airy Rd
New Windsor, NY 12553 ✓

Andrew Krieger, ESQ

219 Quassaick Ave
New Windsor, NY 12553 ✓

32-2-52

New York City Dept. of E.P.
C/o City of New York Dep. of Water
Supply OWSL
465 Columbus Ave, Suite 350
Valhalla, NY 10595 ✓

32-2-64.221

Jean & Robert Rottinger
197 Mt. Airy Rd
New Windsor, NY 12553 ✓

James R. Petro, Chairman

Planning Board
555 Union Ave
New Windsor, NY 12553 ✓

32-2-53

Newburgh Water Supply
City Comptroller
City Hall
Newburgh, NY 12550 ✓

32-2-65

Mathew Chick
218 Mt. Airy Rd
New Windsor, NY 12553

Mark J. Edsall, P.E.

McGoey and Hauser
Consulting Engineers, P.C.
33 Airport Center Drive, Suite 202
New Windsor, NY 12553 ✓

32-2-55

Margaret & John Thorne
217 Mt. Airy Rd
New Windsor, NY 12553

32-2-66

Joseph Palmerone
70 Taylor's Way
Newburgh, NY 12550

32-2-56

Kjell Gunnarsen
171 Moores Hill Rd
New Windsor, NY 12553

32-2-80

Sisters of The Presentation of Blessed
Virgin Inc.
880 Jackson Ave
New Windsor, NY 12553 ✓

PLANNING BOARD : TOWN OF NEW WINDSOR
COUNTY OF ORANGE : STATE OF NEW YORK

-----x
In the Matter of Application for ~~Site Plan~~ Subdivision of
Rottinger - Mt. Airy Rd. 32-2-105 (01-33)

Applicant.

AFFIDAVIT OF
SERVICE
BY MAIL

-----x
STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age
and reside at 67 Bethlehem Road, New Windsor, NY 12553.

On May 10, 2001, I compared the 28 addressed
envelopes containing the attached Agricultural District Notice
with the certified list provided by the Assessor regarding the
above application for Site Plan/Subdivision and I find that the
addressees are identical to the list received. I then mailed the
envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason
Myra L. Mason, Secretary for
the Planning Board

Sworn to before me this

10th day of May, 2001

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6060024
Qualified in Orange County
Commission Expires 10/30/ 2002

[Signature]
Notary Public

LEGAL NOTICE

To: 10/10/01
Per: LMM
565-4428

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the
TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a
PUBLIC HEARING AT Town Hall, 555 Union Avenue, New Windsor, New York
on May 23, 2001 at 7:30 P.M. on the approval of the
date

proposed ☐ SITE PLAN / ☒ SUBDIVISION / ☐ SPECIAL PERMIT approval

for Minor Subdivision - Lands of Rottinger located at Intersection of
name of project
Nt. Airy Rd. and Moores Hill Rd. Tax Map # 32 - 2 - 105
Address of project section, block, lot

Map of the project is on file and may be inspected at the PLANNING BOARD
OFFICE, Town Hall, 555 Union Avenue, New Windsor, NY prior to Public
Hearing.

May 10, 2001

Date

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman

Craig
Looks
good!

AGRICULTURAL DISTRICT NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York has before it an application for Subdivision/Site Plan Subdivision for the proposed creation of two (2) one (1) acre residential lots (briefly describe project)

As this project may be located within 500' of a farm operation located within an Agricultural District, the TOWN OF NEW WINDSOR is required to notify property owners of property containing a farm operation within this Agricultural District and within 500' of the proposed project.

Owner/Applicant Jean Rottinger
Name

Address: 197 Mt. Airy Rd.
New Windsor, N. Y. 12553

Project Location: S32-B2-L105
Tax Map # Sec., Block, Lot

Street: Mt. Airy Rd./Moores Hill Rd.

A map of this project is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y.

Date: 4/19/01

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.,
Chairman

RESULTS OF P.B. MEETING OF: May 9, 2001

PROJECT: Rottger's Sub. P.B.# 01-33

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M)__ S)__ VOTE: A__ N__

2. TAKE LEAD AGENCY: Y ☒ N__

CARRIED: YES__ NO__

M) LA S) A VOTE: A 5 N 0

CARRIED: YES ☒ NO__

WAIVE PUBLIC HEARING: M) LA S) K VOTE: A 5 N 0 WAIVED: Y__ N ☒

SCHEDULE P.H. Y ☒ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED: _____

M)__ S)__ VOTE: A__ N__ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<u>Indicate remaining lands as "Lot #3"</u>
<u>Send request for P.H. List</u>

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/26/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 1-33

NAME: ROTTINGER MINOR SUBDIVISION

APPLICANT: ROTTINGER, JEAN ET AL

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/26/2001	REC. CK. #2149	PAID		300.00	
		TOTAL:	0.00	300.00	-300.00

A. Zappalo

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#388-2001

04/26/2001

PB# 01-33 Application Fee

Rottinger, Robert
197 Mt. Airy Road
New Windsor, NY 12553

Received \$ 50.00 for Planning Board Fees, on 04/26/2001. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

APR 27 2001

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER: **01-33**

DATE PLAN RECEIVED: _____

RECEIVED

APR 26 2001

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved _____,
disapproved ☒.

If disapproved, please list reason _____

*Lot # 1 will require a 15" Culvert
Pipe under driveway*

Henry Hall 5/10/01
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: April 27, 2001

SUBJECT: Rottinger Minor Subdivision

Planning Board Reference Number: PB-01-33


Dated: 26 April 2001

Fire Prevention Reference Number: FPS-01-021

A review of the above referenced subject minor subdivision plan was conducted on 27 April 2001.

This subdivision plan is acceptable.

Plans Dated: 13 April 2001.


Robert F. Rodgers



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 01-33

DATE PLAN RECEIVED: _____

RECEIVED

APR 26 1961

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Bottinger has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

water is available for this project

HIGHWAY SUPERINTENDENT

DATE

James D. D'U...
WATER SUPERINTENDENT

4-27-61
DATE

SANITARY SUPERINTENDENT

DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
☐ Branch Office
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B 01-33
WORK SESSION DATE: 4 April 01 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Full
PROJECT NAME: Rottiger
PROJECT STATUS: NEW X OLD _____
REPRESENTATIVE PRESENT: Craig Mart
MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

3 lot sub
show up pump for effluent
note re if bldg set at 1 elev & fill
placed P/B clin - must start
to B/E w/prev design at P/B

pbwsform 10MJ98

X CLOSING STATUS
Set for agenda
possible agenda item
Discussion item for agenda
ZBA referral on agenda



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

Telephone: (914) 563-4615

Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision ☒ Lot Line Change ☐ Site Plan ☐ Special Permit ☐

Tax Map Designation: Sec. 32 Block 2 Lot 105

1. Name of Project Minor Subdivision-Lands of Rottinger, et al

2. Owner of Record Jean Rottinger, et al Phone 567-0925

Address: 197 Mt. Airy Rd., New Windsor, N. Y. 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Jean Rottinger Phone 567-0925

Address: 197 Mt. Airy Rd., New Windsor, N. Y. 12553
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Valdina-Marti Engr. & Surv., PC Phone 565-4447

Address: 4 Pleasant View Ave., Newburgh, N. Y. 12550
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney N/A Phone

Address
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Craig M. Marti, PE 565-4447
(Name) (Phone)

7. Project Location:

On the West & South side of Mt. Airy Rd. & Moores Hill Rd. feet
(Direction) (Street) (No.)
 of
(Direction) (Street)

8. Project Data: Acreage 36.4± Zone R-1 School Dist. Cornwall

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes X No

*This information can be verified in the Assessor's Office.

*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".

10. Description of Project: (Use, Size, Number of Lots, etc.) Creation of Two(2) - One(1)
Acre Residential Lots

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes no X

12. Has a Special Permit previously been granted for this property? yes no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

19th DAY OF April 2001

Jean Rottinger
APPLICANT'S SIGNATURE

Frank J. Valdina, Jr.
NOTARY PUBLIC

JEAN ROTTINGER
Please Print Applicant's Name as Signed

FRANK J. VALDINA, JR.
Notary Public, State of New York
#4062100
Appointed by Orange County
Commission Expires April 30, 2001

TOWN USE ONLY:
RECEIVED

APR 26 2001
DATE APPLICATION RECEIVED

01-33
Jean Rottinger
APPLICATION NUMBER

IF APPLICABLE "XX"

**This form to be completed only if you answer "yes" to question #9 on the application form.

AGRICULTURAL DATA STATEMENT

1. Name and Address of Applicant:

Jean Rottinger

197 Mt. Airy Road, New Windsor, N. Y. 12553

2. Description of proposed project and its locations:

Creation of two (2), one (1) acre residential lots at and or near

the intersection of Mt. Airy Rd. and Moores Hill Rd.

3. Name and address of any owner of land within the Agricultural District:

See Attached List

4. Name and address of any owner of land containing farm operations located within 500 feet of the boundary of the subject property.

See Attached List

5. A map is submitted herewith showing the site of the proposed project relative to the location of farm operations identified in this statement.

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**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. X Name and address of Applicant.
- * 2. X Name and address of Owner.
3. X Subdivision name and location
- ④ 4. X **Provide 4" wide X 2" high box directly above title block preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
(ON ALL PAGES OF SUBDIVISION PLAN)**
5. X Tax Map Data (Section, Block & Lot).
6. X Location Map at a scale of 1" = 2,000 ft.
7. X Zoning table showing what is required in the particular zone and what applicant is proposing.
8. X Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. X Date of plat preparation and/or date of any plat revisions.
10. X Scale the plat is drawn to and North arrow.
11. X Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. X Surveyor's certificate.
- ** 13. X Surveyor's seal and signature.
14. x Name of adjoining owners.
15. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 16. N/A Flood land boundaries.
17. x A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18. x Final metes and bounds.

** WILL BE ON FINAL PLAT

19. X Name and width of adjacent streets and road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. N/A Include existing or proposed easements.
21. N/A Right-of-way widths.
22. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. X Lot area (in square feet for each lot less than 2 acres).
24. X Number the lots including residual lot.
25. N/A Show any existing waterways.
- *26. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
- ** 27. X Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
28. X Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. X Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. X Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. X Provide "septic" system design notes as required by the Town of New Windsor.
32. X Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. X Indicate percentage and direction of grade.
34. X Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. N/A Indicate location of street or area lighting (if required).

** WILL BE ON FINAL PLAT

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. X

Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

37. X

A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:


Licensed Professional

4/12/01
Date

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APR 26 2001

01-33

PROJECT I.D. NUMBER

617.21

Appendix

SEQR

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>Jean Rottinger</u>	2. PROJECT NAME <u>Minor Subdivision-Lands of Rottinger, et al</u>
3. PROJECT LOCATION: Municipality <u>New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>At or near the intersection of Mt. Airy Rd. & Moores Hill Rd.</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Creation of two (2) one (1) acre residential lots</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>36.4+</u> acres Ultimately <u>36.4+</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Jean Rottinger</u> Date: _____	
Signature: <u>Jean Rottinger</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

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APR 26 2001

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PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8? If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

New Windsor Planning Board

Name of Lead Agency

James R. Petro, Jr.

Print or Type Name of Responsible Officer in Lead Agency

Chairman

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency_____
Signature of Preparer (if different from responsible officer)_____
DateRECEIVED
APR 26 2001

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Jean Rottinger, deposes and says that he resides
(OWNER)

at 197 Mt. Airy Rd., New Windsor, N. Y. in the County of Orange
(OWNER'S ADDRESS)

and State of New York and that she is the owner of property tax map

(Sec. 32 Block 2 Lot 105)
designation number (Sec. Block Lot) which is the premises described in
the foregoing application and that she authorizes:

(Applicant Name & Address, if different from owner)

Craig M. Marti, PE, 4 Pleasant View Ave., Newburgh, N. Y. 12550
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 03/26/01

Jean Rottinger
Owner's Signature

Anthony D. Veldner
Witness' Signature

Applicant's Signature if different than owner

Craig M. Marti
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

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APR 26 2001

01-33



LOCATION MAP
1" = 2000'±

NOTES:

- 1) OWNER/APPLICANT: JEAN ROTTINGER et. al.
197 Mt. AIRY ROAD
NEW WINDSOR, NEW YORK 12553
- 2) PARENT PARCEL IS LOT 1 OF "MINOR SUBDIVISION OF LANDS OF DEROSA" FILED MAP No. 113-97.
SECTION 32, BLOCK 2, LOT 105
- 3) PROPERTY ZONE: R-1
- 4) PROPOSED LOT 1: MUNICIPAL WATER SUPPLY; ONSITE SEPTIC
PROPOSED LOT 2: ONSITE WELL & SEPTIC
- 5) NO CERTIFICATION IS MADE FOR ITEMS NOT VISIBLE AT GROUND SURFACE AT THE TIME OF THE SURVEY.
- 6) ONLY COPIES OF THE ORIGINAL OF THIS PLAN TOGETHER WITH AN ORIGINAL LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- 7) PARCELS SHOWN HEREON ARE PARTIALLY OR WHOLLY WITHIN AN AGRICULTURAL DISTRICT OR WITHIN 500 FEET OF SUCH A DISTRICT AND FARMING ACTIVITIES OCCUR WITHIN THIS DISTRICT. SUCH FARMING ACTIVITIES MAY INCLUDE, BUT NOT BE LIMITED TO, ACTIVITIES THAT CAN CAUSE NOISE, DUST AND ODORS.

MINOR SUBDIVISION

LANDS OF

ROTTINGER

SECT. 32 BLK. 2 LOT 105

TOWN OF NEW WINDSOR ~ ORANGE CO. ~ NEW YORK

VALDINA~MARTI
ENGINEERING & SURVEYING, PC

4 PLEASANT VIEW AVE., NEWBURGH, N.Y.
PHONE: (845) 565-4447 FAX: (845) 565-4428



SUBDIVISION PLAT

SCALE: 1" = 100'
DATE: 04/13/01
DR. BY: cm
SHEET: 1 OF 3

PLANNING BOARD APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR
JUN - 7 2001
By: James P. J. [Signature]
Town of New Windsor Secretary

01-33

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JUN - 5 2001



ZONING TABLE
ZONE - R-1

	MIN. REQUIREMENTS	LOT 1	LOT 2	LOT 3 (REMAINING LANDS)
LOT AREA (SF)	43,560	43,560 (1.0 Ac.)	43,560 (1.0 Ac.)	34.4 ± Ac.
LOT WIDTH (Ft.)	125	150'±	140'±	401'±
FRONT YARD (Ft.)	45	89.4'±	92.8'±	77.5'±
SIDE YARD / BOTH (Ft.)	20/40	46.5'±/104.3'±	40.0'±/100.8'±	65'±/349'±
REAR YARD (Ft.)	50	168.2'±	133.2'±	1,226'±
STREET FRONTAGE (Ft.)	70	163.8'±	173.0'±	676.7'±
MAX BLDG. HEIGHT (Ft.)	35	TO CODE	TO CODE	< 35
FLOOR AREA RATIO	N/A	N/A	N/A	N/A
MIN. FLOOR AREA (SF)	1,200	TO CODE	TO CODE	> 1,500 SF
DEVELOPMENT COVERAGE (%)	10	8% ±	8% ±	0.5% ±

OWNERS CERTIFICATION:

I HEREBY STATE THAT I AM FAMILIAR WITH THIS MAP AND CONSENT TO ITS TERMS AND CONDITIONS AND THE FILING OF SAID MAP IN THE ORANGE COUNTY CLERK'S OFFICE.

JEAN ROTTINGER
197 MT. AIRY RD.
NEW WINDSOR, NY 12553

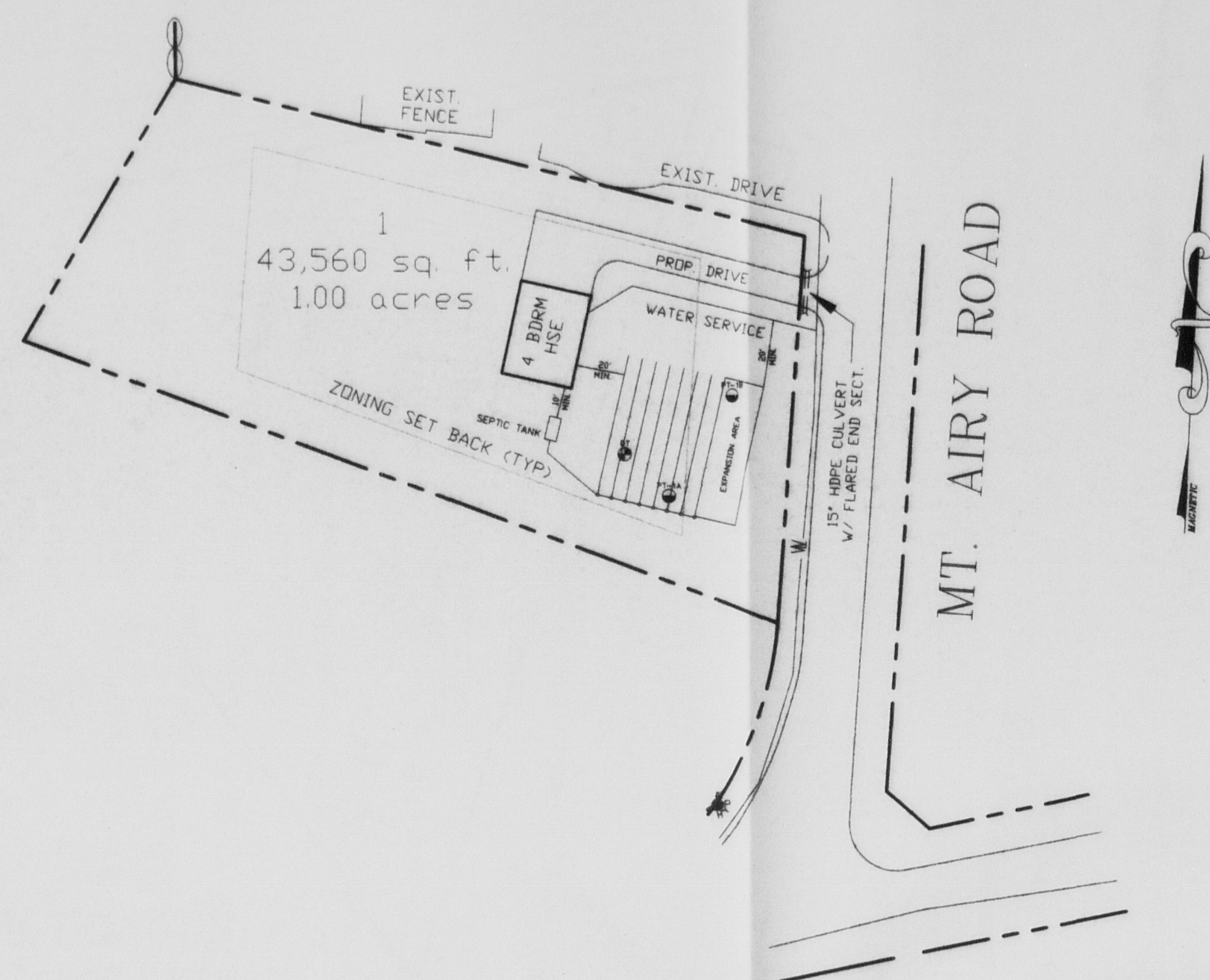
SURVEYOR'S CERTIFICATION:

CERTIFIED TO:
JEAN ROTTINGER AND TOWN OF NEW WINDSOR
FROM AN ACTUAL FIELD SURVEY COMPLETED ON
FEBRUARY 28, 2001.



NO.	DATE	DESCRIPTION	BY
1	05/10/01	PER PLNG. BD REVIEW	CMM
2	05/24/01	PER PLNG. BD APPROVAL	CMM

UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.



SITE PLAN
SCALE: 1" = 50'

TEST RESULTS

NOTE: ALL PERC TEST HOLES WERE PRE-SOAKED PRIOR TO TEST
TEST DATE: 07/15/00

PERC TEST No. 1A @ 24" DEPTH

RUN A: 7 MIN.
RUN B: 6 MIN.
RUN C: 7 MIN.
RUN D: 7 MIN.

PERC TEST No. 1B @ 24" DEPTH

RUN A: 15 MIN.
RUN B: 20 MIN.
RUN C: 23 MIN.
RUN D: 24 MIN.
RUN E: 23 MIN.

DEEP TEST No. 1

0" - 6" TOPSOIL
6" - 8" LIGHT BROWN SANDY LOAM W/ TRACE OF FINE GRAVEL
NO BEDROCK OR WATER ENCOUNTERED

DESIGN RATE: 20 TO 25 MIN.

No of bedrooms: 4

Design Flow: 520 GPD

Required Septic Tank Capacity: 1,250 gal.

Designed Septic Tank Capacity: 1,250 gal.

Required Length of Absorption Trench: 423 ft.

Design Length of Absorption Trench: 480 ft. (8 @ 60')

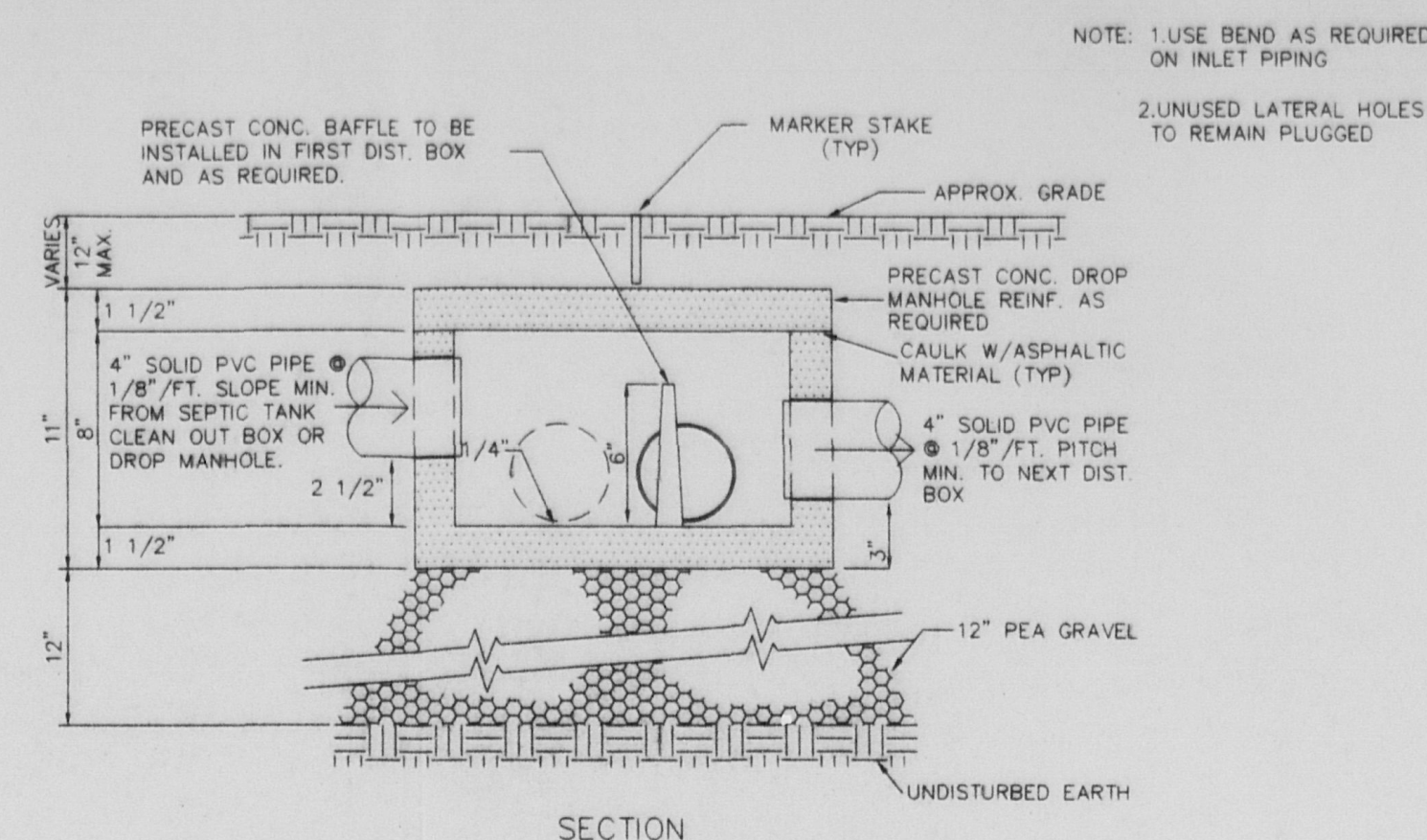
Design Length of Expansion Area: 240 ft. (4 @ 60')

NOTES:

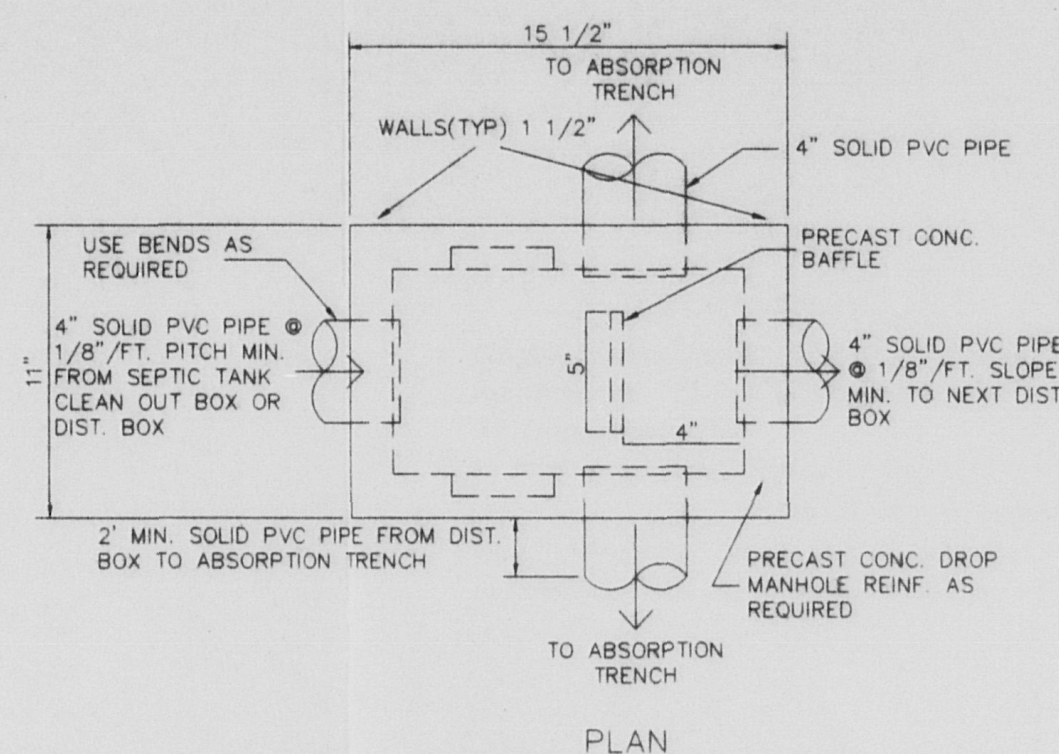
SEWAGE DISPOSAL SYSTEMS HAVE BEEN DESIGNED IN ACCORDANCE WITH ORANGE CO. HEALTH DEPT. AND TOWN OF NEWBURGH STANDARDS.

THERE ARE NO WELLS WITHIN 100' (200' DOWN GRADE IN THE GENERAL LINE OF DRAINAGE) OF THE PROPOSED TREATMENT SYSTEMS.

THE SYSTEM SHALL BE INSPECTED DURING CONSTRUCTION BY A PROFESSIONAL ENGINEER AND CERTIFICATION REQUIRED OF THE ENGINEER STATING THAT THE SYSTEM WAS CONSTRUCTED IN ACCORDANCE WITH THE DESIGN.



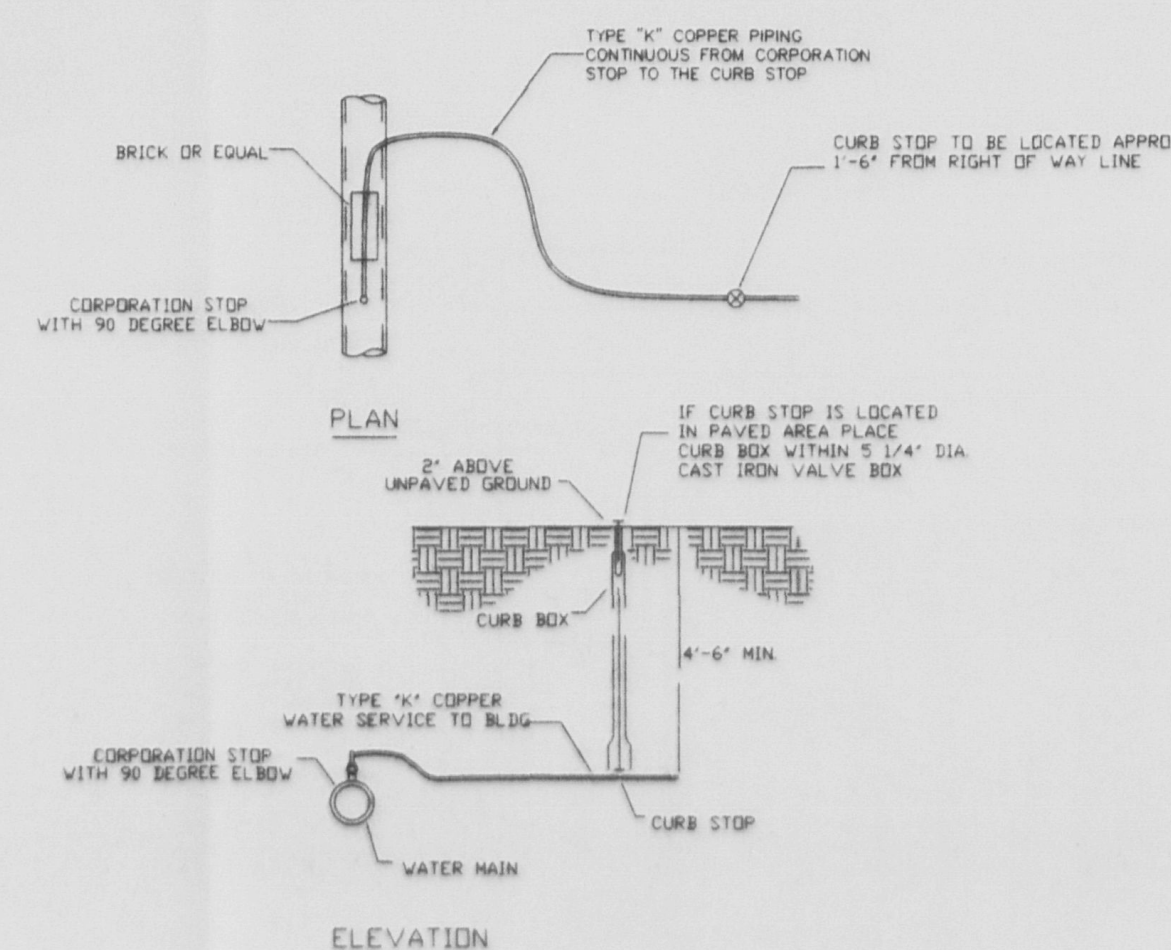
SECTION



PLAN

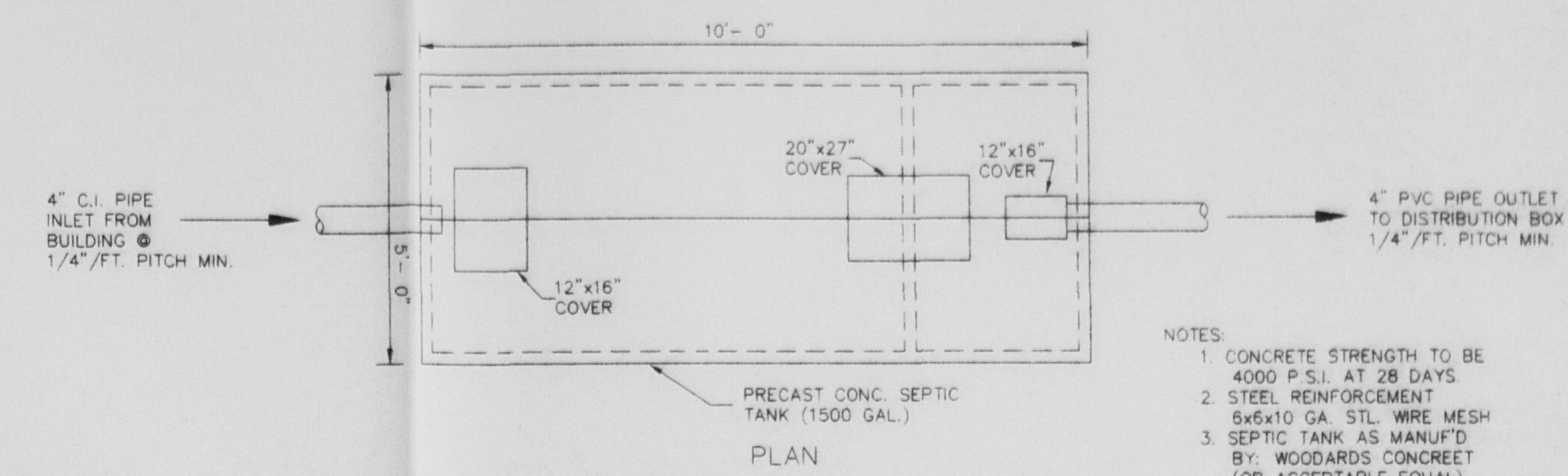
NOTE: CONCRETE-4000 PSI @ 28 DAYS
DIST. BOX, MANUFACTURED BY
WOODARDS CONC. PRODUCTS, INC.
MODEL NO. DB 6 OR EQUIVALENT.
PLUG UNUSED OUTLETS

DISTRIBUTION BOX DETAIL
NO SCALE

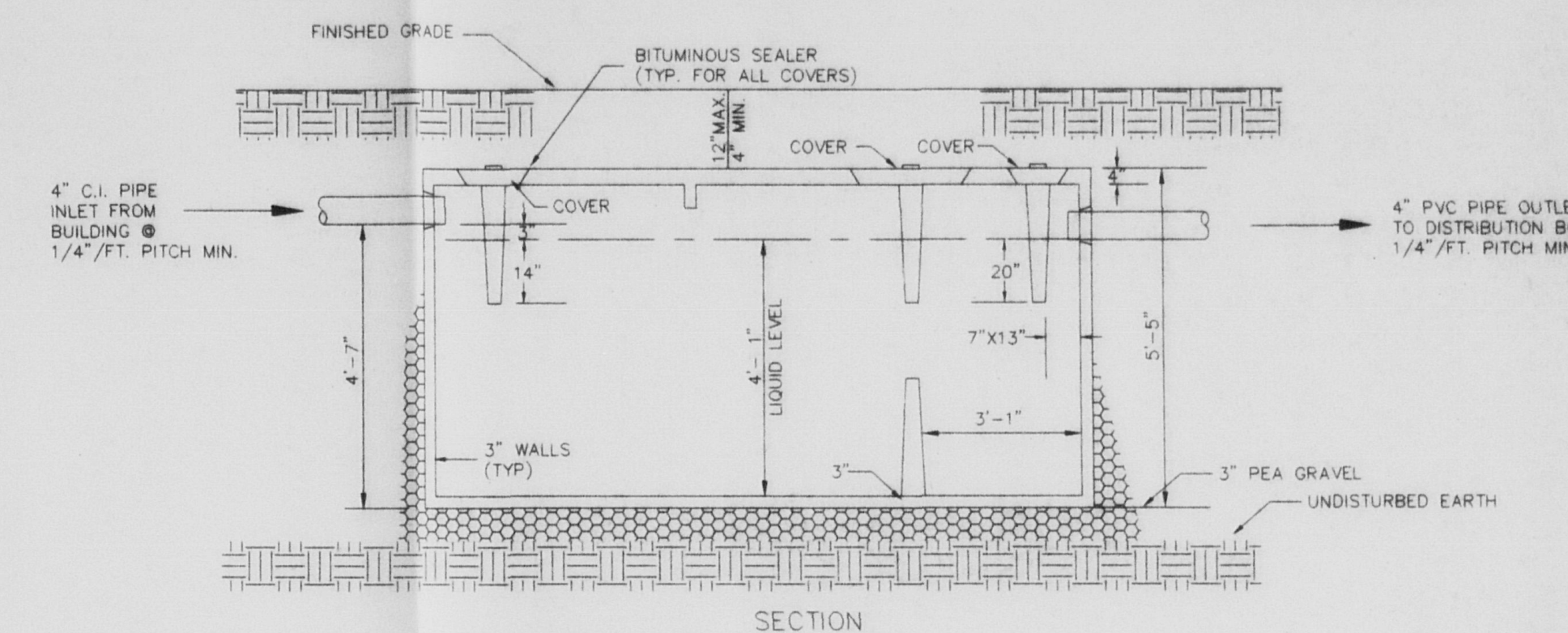


ELEVATION

WATER SERVICE DETAIL
NO SCALE

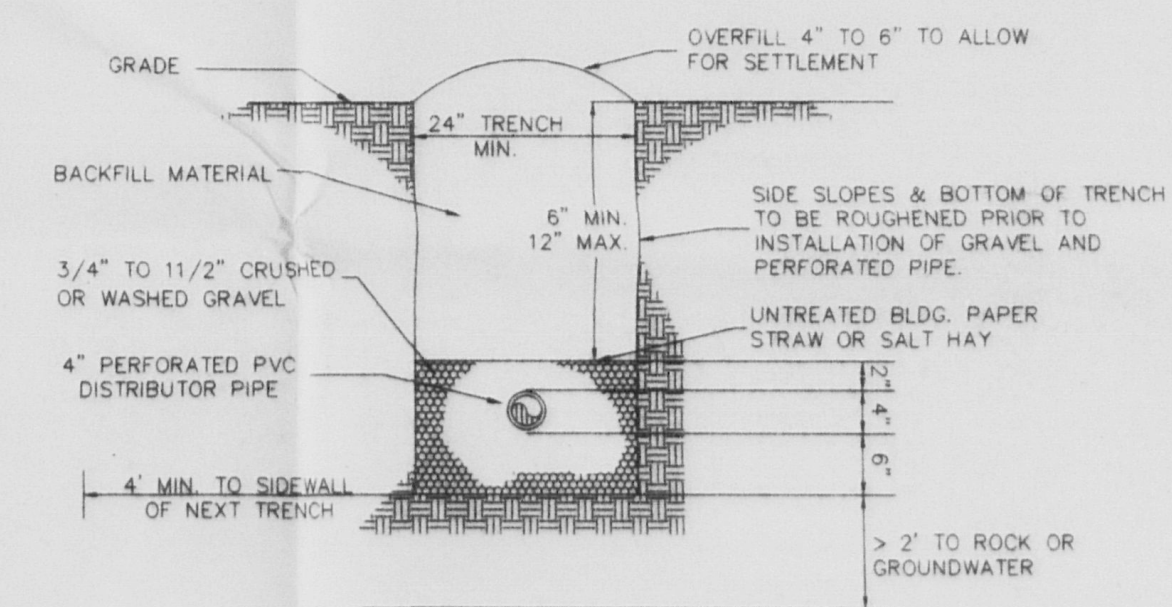


NOTES:
1. CONCRETE STRENGTH TO BE
4000 P.S.I. AT 28 DAYS
2. STEEL REINFORCEMENT
5x6x10 GA. STL. WIRE MESH
3. SEPTIC TANK AS MANUF'D
BY: WOODARDS CONCRETE
(OR ACCEPTABLE EQUAL)

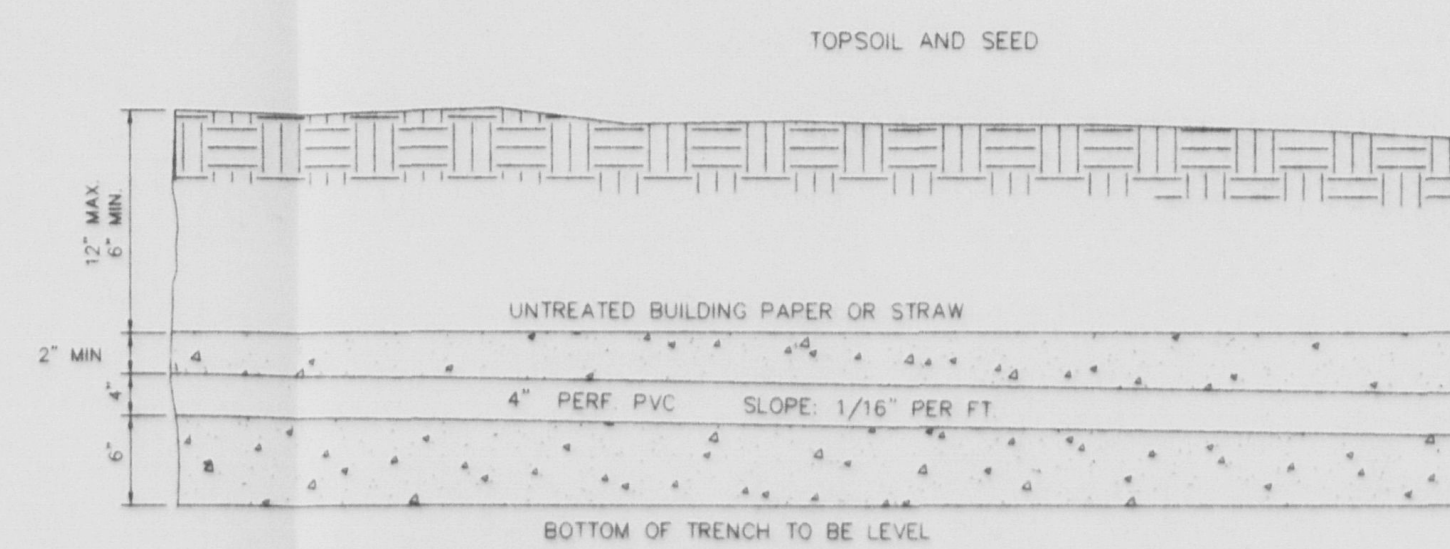


SECTION

1250 GALLON SEPTIC TANK
NO SCALE



NOTES:
1. DISTRIBUTOR PIPE IS TO BE
SLOPED AT 1/16" PER FOOT
DOWNWARD (MAX.)
2. DO NOT INSTALL TRENCHES
IN WET SOIL
3. ENDS OF ALL LATERALS MUST
BE PLUGGED
4. MAXIMUM LENGTH OF ABSORPTION
TRENCH SHALL BE 60 FEET



TOPSOIL AND SEED

ABSORPTION TRENCH DETAIL
NO SCALE

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

JUL - 7 2001

By: *James P. Marti, Jr.*
By: *James P. Marti, Jr.*

MINOR SUBDIVISION

LANDS OF

ROTTINGER

SECT. 32 BLK. 2 LOT 105

TOWN OF NEW WINDSOR ~ ORANGE CO. ~ NEW YORK

VALDINA~MARTI
ENGINEERING & SURVEYING, PC

4 PLEASANT VIEW AVE., NEWBURGH, N.Y.

PHONE: (845) 565-4447 FAX: (845) 565-4428

SEPTIC SYSTEM DESIGN
LOT 1

NO.	DATE	DESCRIPTION	BY
1	05/10/01	PER PLNG. BD REVIEW	CMM
2	05/24/01	PER PLNG. BD APPROVAL	CMM

UNAUTHORIZED ADDITION OR ALTERATION
OF THIS PLAN IS A VIOLATION OF
SECTION 7209(2) OF THE NEW YORK
STATE EDUCATION LAW.



SCALE: AS SHOWN
DATE: 02/07/01
DR. BY: cm
SHEET: 2 OF 3

MOORES HILL RD.

REMAINING
LANDS OF
ROTTINGER
(NOT A SEPERATE BUILDING LOT)

SITE PLAN
SCALE: 1" = 50'

TEST RESULTS

NOTE: ALL PERC TEST HOLES WERE PRE-SOAKED PRIOR TO TEST
TEST DATE: 07/15/00

PERC TEST No. 2A @ 24" DEPTH

RUN A: 46 MIN.
RUN B: 47 MIN.
RUN C: 48 MIN.

PERC TEST No. 2B @ 24" DEPTH

RUN A: 47 MIN.
RUN B: 50 MIN.
RUN C: 51 MIN.

DEEP TEST No. 1

0" - 6" TOPSOIL
6" - 8" LIGHT BROWN SILTY LOAM W/ TRACE OF FINE GRAVEL
NO BEDROCK OR WATER ENCOUNTERED

NOTES:

DESIGN RATE: 46 TO 60 MIN.

No of bedrooms 3

Design Flow: 390 GPD

Required Septic Tank Capacity: 1,000 gal.

Designed Septic Tank Capacity: 1,250 gal.

Required Length of Absorption Trench: 433 ft.

Design Length of Absorption Trench: 480 ft. (8 @ 60')

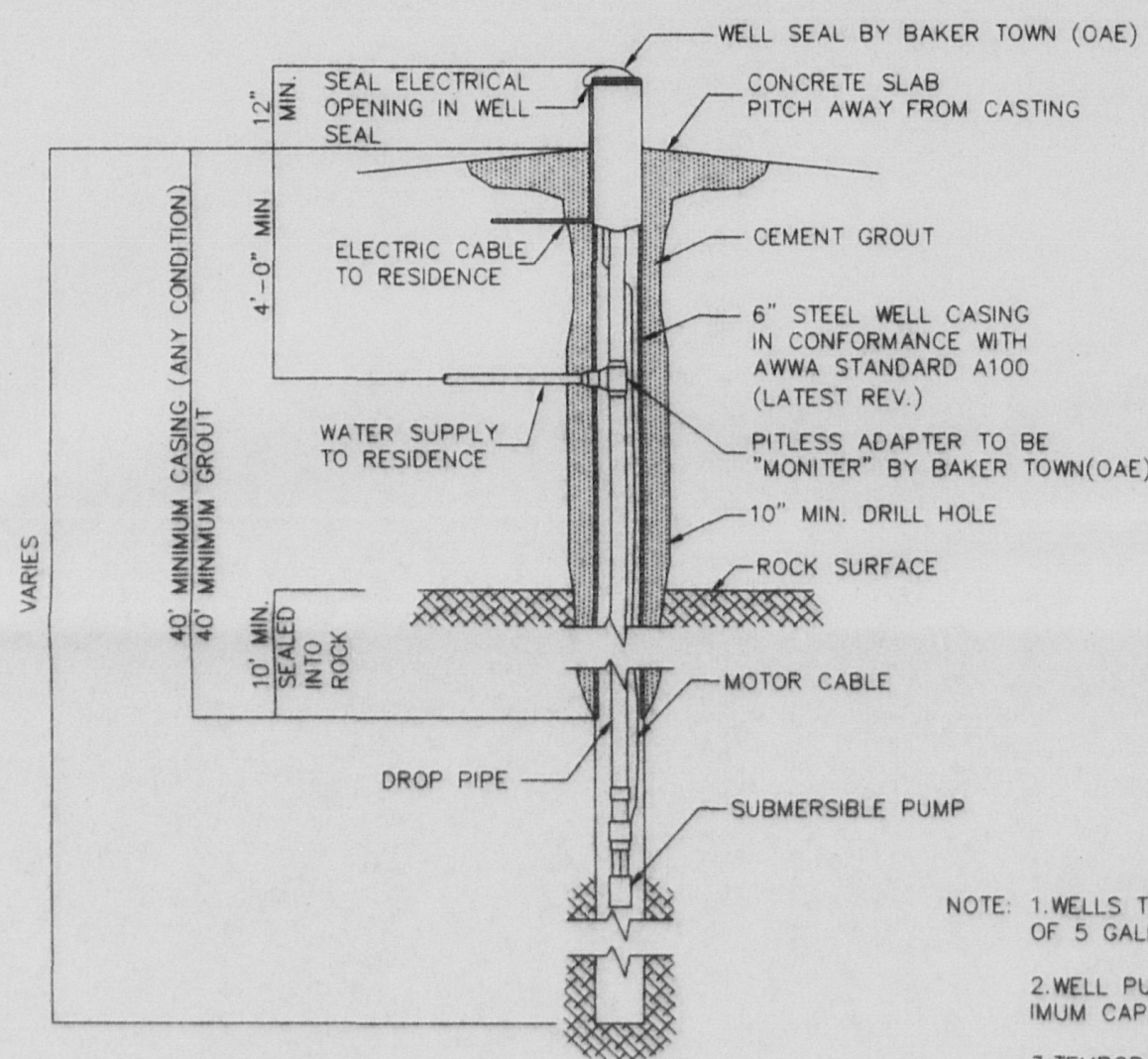
Design Length of Expansion Area: 240 ft. (4 @ 60')

SEWAGE DISPOSAL SYSTEMS HAVE BEEN DESIGNED IN ACCORDANCE WITH ORANGE CO. HEALTH DEPT. AND TOWN OF NEWBURGH STANDARDS.

THERE ARE NO WELLS WITHIN 100' (200' DOWN GRADE IN THE GENERAL LINE OF DRAINAGE) OF THE PROPOSED TREATMENT SYSTEMS.

THE SYSTEM SHALL BE INSPECTED DURING CONSTRUCTION BY A PROFESSIONAL ENGINEER AND CERTIFICATION REQUIRED OF THE ENGINEER STATING THAT THE SYSTEM WAS CONSTRUCTED IN ACCORDANCE WITH THE DESIGN.

EXTENSIVE SITE GRADING IN CONJUNCTION WITH SITE SPECIFIC HOUSE AND FOUNDATION DESIGN SHALL BE PERFORMED BY A LICENSED PROFESSIONAL IF GRAVITY DISTRIBUTION TO THE ABSORPTION AREA IS TO BE UTILIZED. ALTERNATE SEPTIC SYSTEM DESIGN SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION IF APPLICABLE.

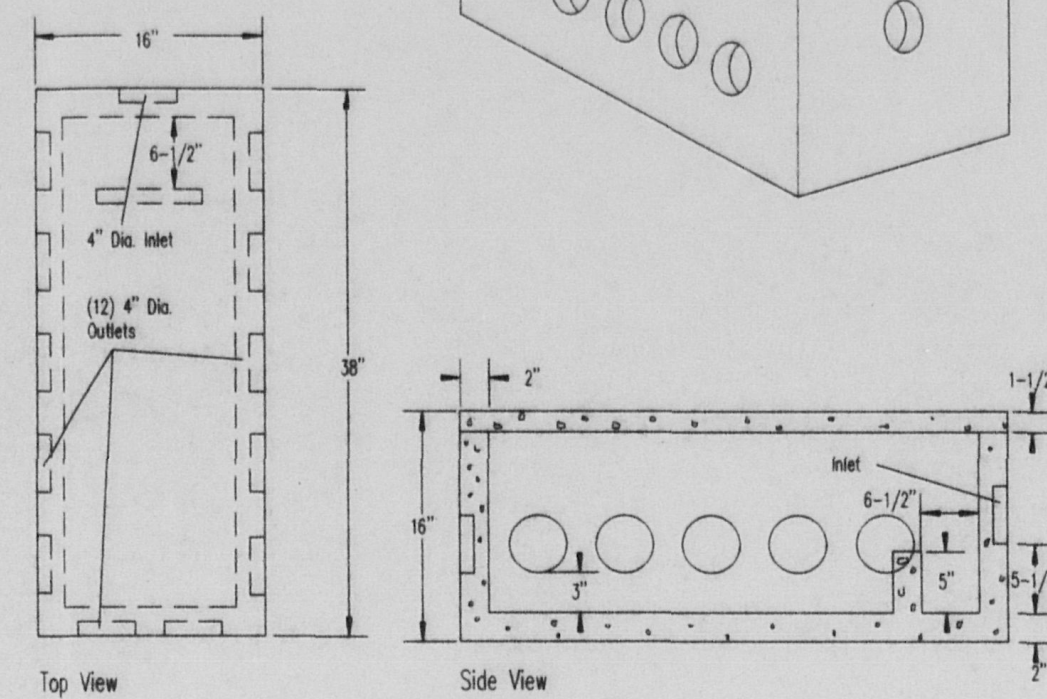


- NOTE: 1. WELLS TO YIELD A MINIMUM OF 5 GALLONS PER MINUTE.
2. WELL PUMP TO HAVE A MINIMUM CAPACITY OF 5 G.P.M.
3. TEMPORARY OUTER CASING SHALL BE USED IF CAVING IS A PROBLEM.

WELL SUPPLY DETAIL

NO SCALE

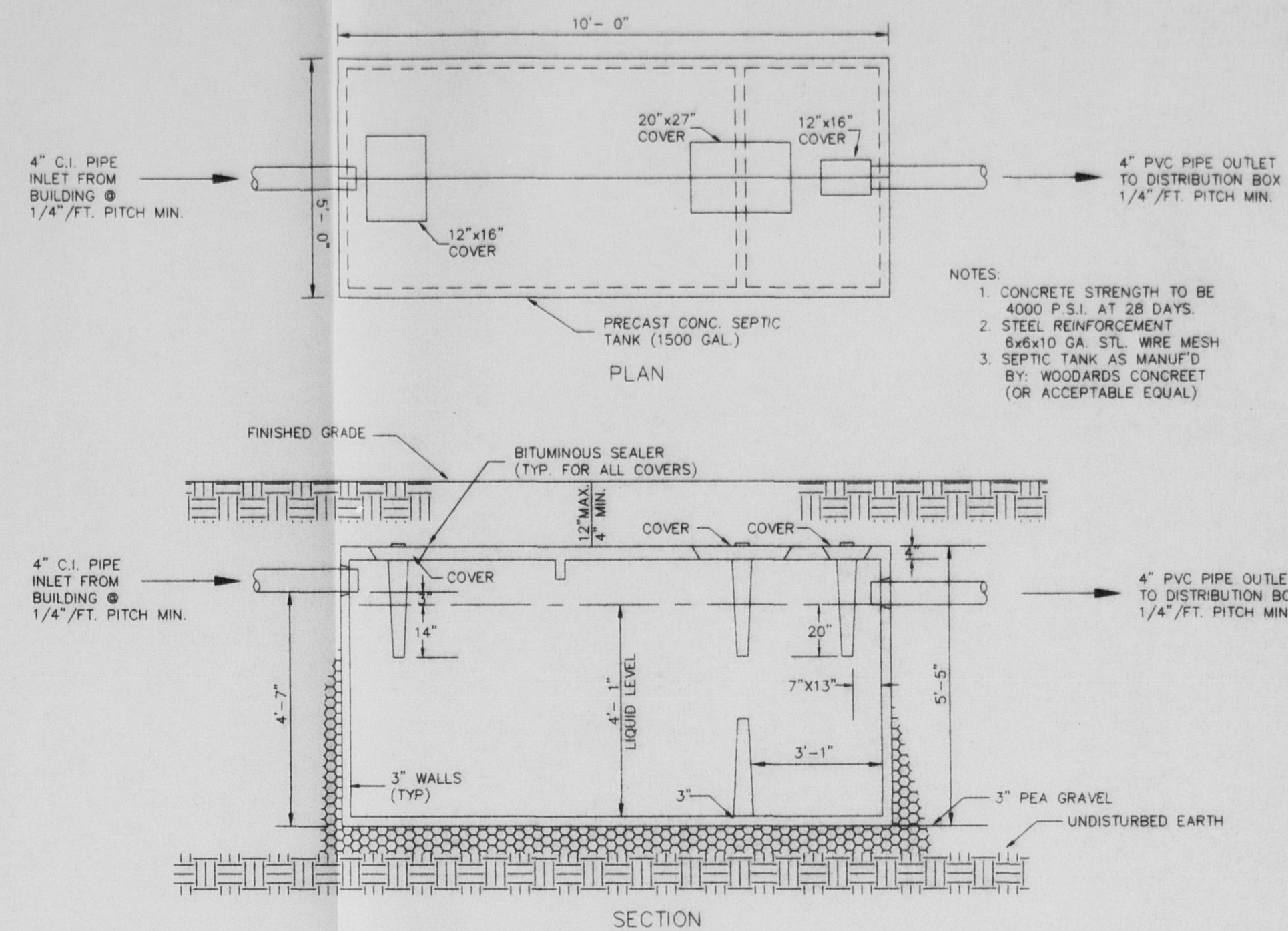
- NOTE: 1. USE BEND AS REQUIRED ON INLET PIPING
2. UNUSED LATERAL HOLES TO REMAIN PLUGGED



SPECIFICATIONS
Concrete Minimum Strength: 4,000 psi at 28 days
Reinforcement: Fiber, 6"x6"x10ga. Wire Mesh
Air Entrainment: 5%
As manufactured by: Woodard's Concrete Products, Inc.
Model DB-12 or approved equal
Pipe Connection: Polylok Seal (patented)
Load Rating: 300 psf Weight = 325 lbs

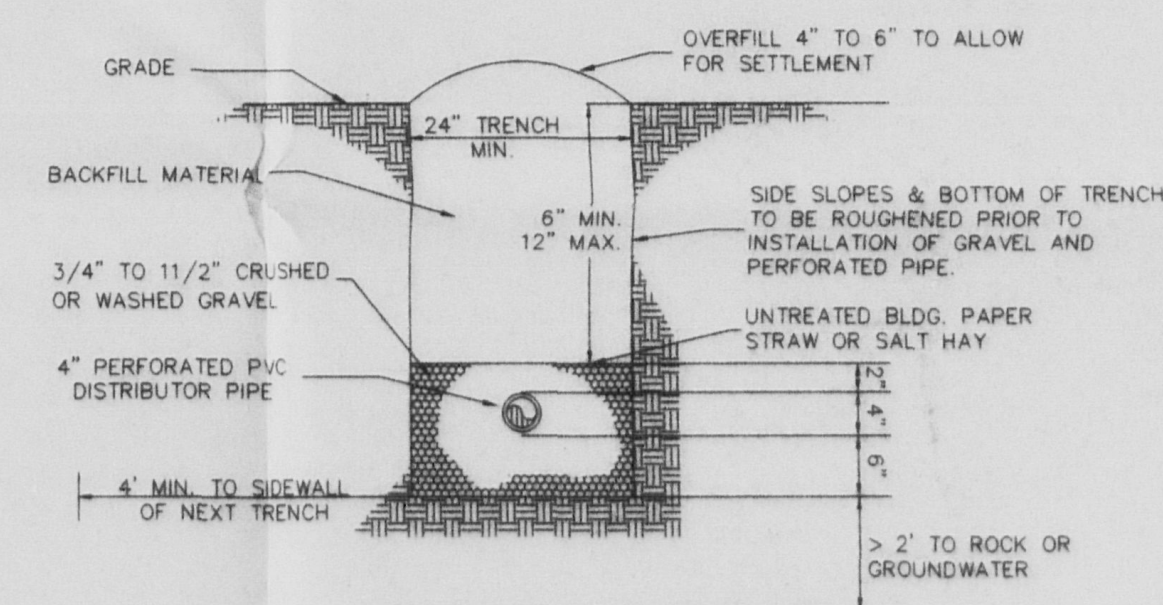
DISTRIBUTION BOX DETAIL

NO SCALE

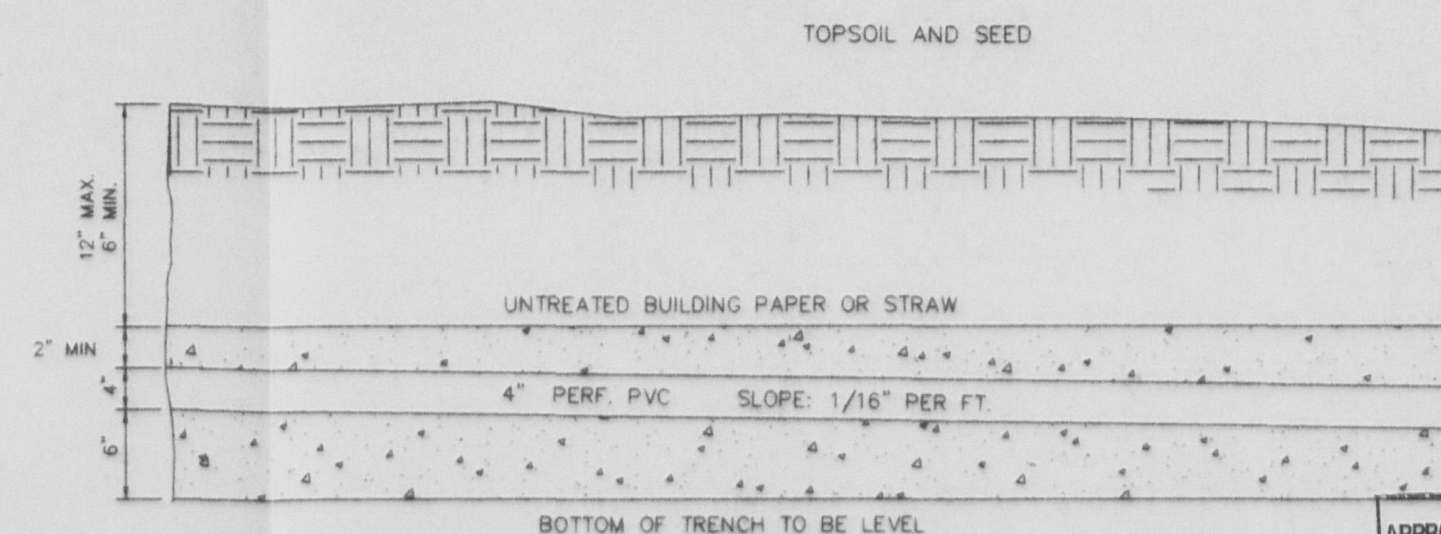


1250 GALLON SEPTIC TANK

NO SCALE

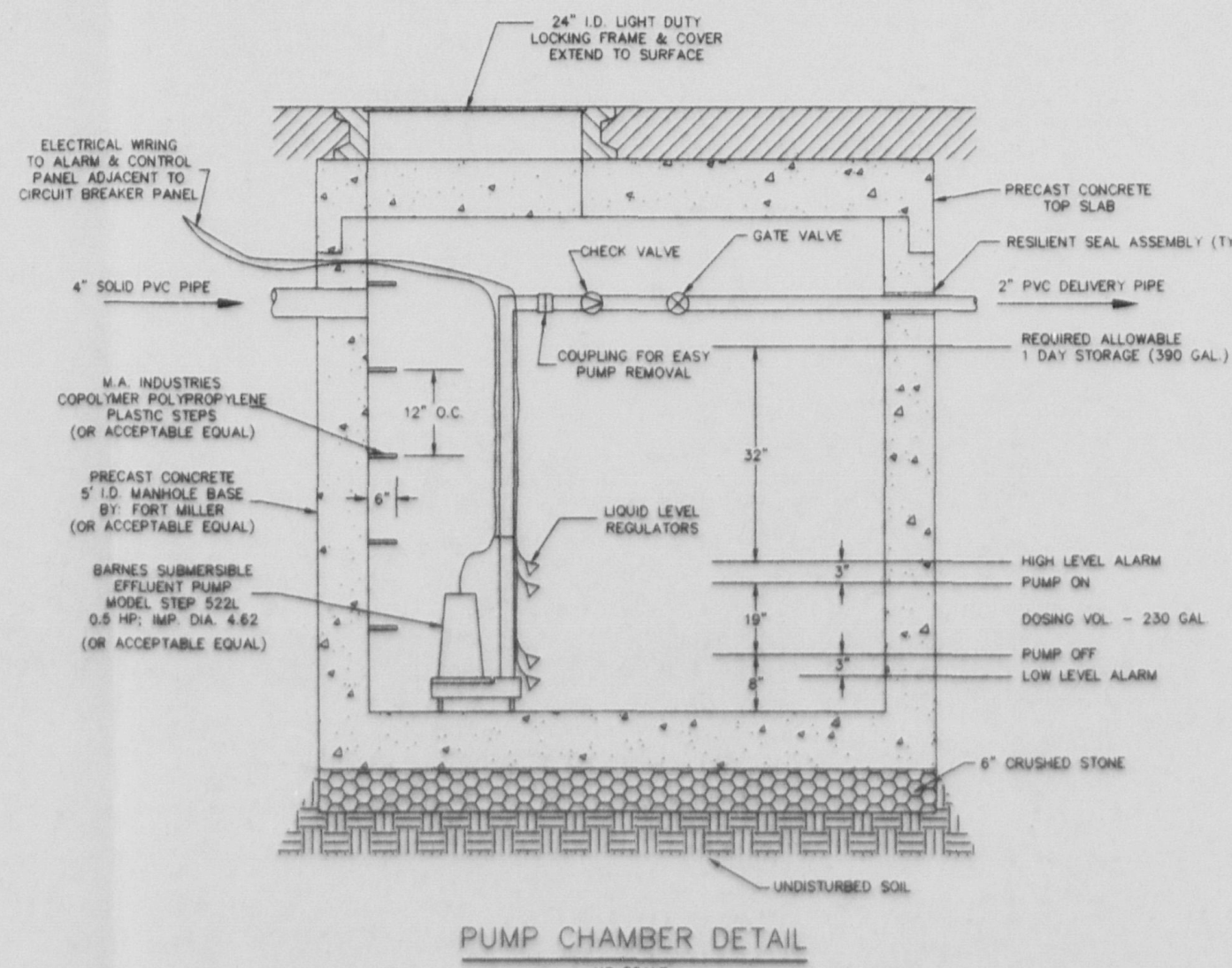


- NOTES:
1. DISTRIBUTOR PIPE IS TO BE SLOPED AT 1/16\"/>



ABSORPTION TRENCH DETAIL

NO SCALE



PUMP CHAMBER DETAIL

NO SCALE

MINOR SUBDIVISION

LANDS OF

ROTTINGER

SECT. 32 BLK. 2 LOT 105

TOWN OF NEW WINDSOR ~ ORANGE CO. ~ NEW YORK

VALDINA~MARTI
ENGINEERING & SURVEYING, PC

4 PLEASANT VIEW AVE., NEWBURGH, N.Y.
PHONE: (845) 565-4447 FAX: (845) 565-4428

SEPTIC SYSTEM DESIGN
LOT 2

SCALE: AS SHOWN
DATE: 02/07/01
DR. BY: cm
SHEET: 3 OF 3

NO.	DATE	DESCRIPTION	BY
1	05/10/01	PER PLNG. BD REVIEW	CMN
2	05/24/01	PER PLNG. BD APPROVAL	CMN

UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.



APPROVAL GRANTED BY TOWN OF NEW WINDSOR

JUN - 7 2001

By: James Petro, Jr., Chairman
By: James Petro, Jr., Secretary